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**UNITED STATES DISTRICT COURT**  
**DISTRICT OF NEVADA**

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR FFMLT  
TRUST 2005-FF8, MORTGAGE PASS-  
THROUGH CERTIFICATES, SERIES 2005-  
FF8, a national bank,

Plaintiff,

vs.

SFR INVESTMENTS POOL 1, LLC, a  
Nevada limited liability company; SPRINGS  
AT CENTENNIAL RANCH HOMEOWNERS  
ASSOCIATION, a Nevada non-profit co-op  
corporation.

SFR INVESTMENTS POOL 1, LLC, a  
Nevada limited liability company,

Counter/Cross Claimant,

vs.

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR FFMLT  
TRUST 2005-FF8, MORTGAGE PASS-  
THROUGH CERTIFICATES, SERIES 2005-  
FF8; UNITED GUARANTY RESIDENTIAL  
INSURANCE COMPANY OF NORTH  
CAROLINA; LESLIE L. WRIGHT, an  
individual; DONNA C. GENTRY, an  
individual,

Case No. 2:18-cv-00597-JCM-VCF

**JUDGMENT BY DEFAULT  
AGAINST DONNA C. GENTRY**

Counter/Cross Defendants.

**JUDGMENT BY DEFAULT AGAINST DONNA C. GENTRY**

This matter came before the Court on SFR Investments Pool 1, LLC's ("SFR") Motion for Judgment by Default against Donna C. Gentry ("Gentry" or "Cross-Defendant"). Having considered the motion, including the declarations attached thereto, the Court makes the following findings of fact and conclusions of law:

1. On January 4, 2019, SFR filed a Cross-Complaint [ECF No. 28] for quiet title and injunctive relief against United, relating to real property located at **1013 Echo Beach Avenue, N. Las Vegas, Nevada 89086; Parcel No. 124-23-413-038** ("the Property").

2. Gentry failed to answer the complaint within the 21-day time limit set forth in FRCP 12. The Clerk of the Court appropriately entered a default against United on March 12, 2019.

3. Gentry is not incompetent, an infant, or serving in the United States military.

4. SFR submitted credible evidence in support of its motion in the form of documents obtained from the Official Records of the Clark County Recorder and declarations made under penalty of perjury that demonstrate prima facie grounds sufficient to enter default judgment against Gentry.

NOW, THEREFORE, pursuant to FRCP 55(b)(2), having considered the evidence and made the foregoing findings of fact and conclusions of law, and finding good cause,


IT IS ORDERED, ADJUDGED AND DECREED that Gentry, any successors and assigns, have no right, title or interest in the Property and that SFR is the rightful title owner.

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1 IT IS FURTHER ORDERED that this judgment does not adjudicate SFR's claims against,  
2 or the defenses of, any other party to this case.

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5 UNITED STATES DISTRICT COURT JUDGE  
6 Dated: September 11, 2020

7 *Respectfully submitted by:*

8 **KIM GILBERT EBRON**

9 /s/ Jason G. Martinez

10 JASON G. MARTINEZ, ESQ.

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14 *Attorneys for SFR Investments Pool 1, LLC*

15 DATED this 8<sup>th</sup> day of September, 2020.

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